

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: Beverly Enterprises
Harbor Beach Nursing Home

Case #: 114-R-01

Date: 10/23/01

Comments :

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. Indicate the angle of parking spaces proposed along S.E. 16 Court.
3. The angled spaces on the eastern end of this segment of parking appear to present certain circulation conflicts with vehicles requiring passage around the handicap space into the one-way drive aisle.
4. An alley which is less than 20 ft. in width must be one-way per Section 47-24.5 ULDR. The proposed design for the public alley eccentric to its centerline may not be permitted.
5. The applicant shall evaluate other methods of obtaining access. The use of a public alley shall be reserved for the public in general, while this plan is prepared for the specific purpose to serve this site only.
6. A dead end zone is designed in the off site parking area. This parking area requires one space to be stripped for turn around purposes only.
7. A note is shown for alley to be vacated. Has an application actually been submitted to the Property and Right of way Committee for review?

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8. A sidewalk shall be required along S.E. 16 Court for the limits of this property frontage, in accordance with City Standards for Construction.
9. Exfiltration trench drainage system is required along the back-out parking on S.E. 16 Street, if it is to remain, in accordance with Section 47-20 ULDR.

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Project Name: Beverly Enterprises
Harbor Beach Nursing Home
Parking Reduction Request

Case #: 114-R-01 (P)

Date: 10/23/01

Comments :

1. The engineering staff has reviewed the submitted report prepared by Kimley-Horn & Associates, Inc.
2. It appears that the code implies the total number of staff and not the total number of staff on each shift would be utilized to calculate the required number of parking spaces. As each shift arrives and previous shifts depart there are overlap periods which may impact off site properties adversely.
3. An additional parking deficit will also occur with the potential loss of parking spaces in providing the necessary safe site circulation and the turn-around space in the dead end parking zone in the off-site parking lot proposed.
4. Other than analyzing the change in shift scenario it doesn't appear that any other plausible basis has been proposed to offset the parking deficit evident on this site. Additional information or improvements may be required before City can support this application.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Harbor Beach Nursing Home

Case #: 114-R-01

Date: 10-23-01

Comments:

No Comments.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Beverly Enterprises/Harbor Beach
Nursing Home

Case #: 114-R-01
114-R-01(P)

Date: October 23, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Beverly Enterprises/Harbor Beach
Nursing Home

Case #: 114-R-01

Date: 10/23/01

Comments:

1. Regarding the site plan review, Sec. 47-21.9 F. requires "Existing vehicular use areas shall be considered as new and brought into conformity with the minimum requirements of this section....when a V.U.A. is enlarged or expanded...by additional paving resulting in an increase of 25% or more of the existing V.U.A. square footage. This may require additional modification of the existing parking area and driveway area. Of the Code requirements, a 5' landscape buffer (with a 10' average) is required where a V.U.A. adjoins an abutting R.O.W. Also, a 30" screen is required (if hedge, 24" ht. at time of planting). In addition, an 8' wide peninsula tree island is required at the end of a row of more than 2 spaces in a row. Verify the requirements for the backout parking shown on 16th St. Additional modifications of this may be required.
2. Provide a standard calculation list for the V.U.A. requirements (available upon request). This is necessary to verify that all Code is met (tree mix and count, etc.).
3. All Tree Preservation Ordinance requirements apply. "Equivalent replacement" for the removal of existing trees to be above min. site Code requirements.
4. 35% of the gross lot square footage to be in landscape, maintained by an irrigation system. Provide the calculations that show this.
5. Provide a street tree scheme for the entire property.
6. Signoff plans to be sealed by the Landscape Architect.
7. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

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Division:	Planning	Member:	Jim Koeth 828-5276
Project Name:	Beverly Enterprise/Harbor Beach Nursing Home	Case #:	114-R-01
Date:	October 23, 2001		

Comments:

1. Site plan requires Planning and Zoning Board review as a Site Plan Level III subject to 30 day City Commission call-up provision.
2. Provide complete set of elevations for buildings. Please show all proposed building alterations or additions.
3. Provide a letter from or obtain Parking Division's signoff for Final DRC, regarding the disposition of any public parking spaces, metered or unmetered that will be displaced or affected by this proposal.
4. Provide a copy of the most current recorded plat for the proposed site.
5. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
6. Discuss provision for right-of-way dedications with Engineering representative at DRC meeting.
7. Provide photometrics plan. Indicate lighting poles locations on the site plan. Provide lighting poles detail. Shielding may be required.
8. Restore with curb and gutter all curb cuts being removed. Discuss with Engineering Rep. and applicant at the meeting.
9. Indicate sign location on the site plan. Provide sign detail.
10. Provide Land Use designation and Proposed uses in site plan calculation table.
11. Discuss any proposed fencing with Zoning Rep. and applicant at the meeting.

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12. Discuss location for Loading/Unloading area for vehicles with Engineering Rep., Zoning Rep. and applicant at the meeting.

13. Provide screening for mechanical equipment. Discuss with applicant at the meeting.

14. Label colors and materials on elevations.

15. Provide a written report demonstrating compliance with 47-18.23 and 47-24.3.

16. Provide building outlines of adjacent buildings on the site plan.

17. Pursuant to Sec. 47-20.4.C, the location of parking must be on a parcel with greater residential density than permitted on the site. The plans indicate that the parking will be located on property that is zoned RMM-25, while the primary structure is on property zoned RMH-60.

18. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Robert Dodder
828-6421 beeper 497-0628

Project Name: Beverly Enterprises/
Harbor Beach Nursing Home

Case #: 114-R-01

Date: 10/23/01

Comments:

No Comment with respect to the parking reduction request.

The parking lot's trees and the lighting should not conflict. That is, the lighting should not be positioned so as to have the lumens blocked by the tree's canopy.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Beverly Enterprises/ Harbor Beach
Nursing Home

Case #: 114-R-01

Date: 10/23/01

Comments:

1. Development site as proposed does not comply with the definition of a development site. A lot or parcel of land that shares all or part of a common lot line with another lot or parcel of land. Development as proposed is separated by an alley, to comply the must be vacated.
2. Alley vacations require separate application and fee. Site plan level III review required in accordance with section 47-24 Table of Development Permits and Procedures.
3. Back-out parking is prohibited in accordance with section 47-20.15.
4. Nursing homes are listed as a Conditional Use, which requires site plan level III approval in accordance with section 47-24.3.
5. Nursing homes shall comply with the regulations in section 47-18.23.
6. Discuss stacking distance and dead end parking with Engineering representative.
7. Neighborhood compatibility requirements of section 47-25.3. apply to this proposed development site.
8. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
9. Light fixtures shall comply with the setbacks of the district in which they are located in accordance with section 47-19.2.R.
10. Parking reduction request shall comply with the criteria requirements of section 47-20.3.A.5.
11. Additional comments maybe forthcoming at DRC meeting.